

HOUSE AUCTION

Sale Date: Wed. January 16th, 2019 Start Time: 1:30 PM

Seller: Earl Flanigan Life Estate

Sale Site: 117 S. High, Pratt KS.

Real Estate: 117 South High, Pratt KS.

Legal: ANDERSON'S ADDN. BLOCK 04, LOT 004 PT & S2 OF LOT 4 & N2 OF LOT 5, City of Pratt, Pratt County KS.

Description: House built in 1925 has 2 bedrooms and 1 bath (bath has been remodeled) with 960 sq. ft. of living area. Some improvements include: New insulation (except the small bedroom), new sheet rock, new furnace, some wiring is new and some of the windows are new. Property has an attached carport.

Terms: This is an "AS IS" sale. Not contingent on financing or inspections.

Earnest Money: \$1,000.00 down Day of Sale: **Taxes:** Prorated to Day of Closing.

2018 taxes were \$800.20. **Title Insurance & Escrow Agent Closing Fee:** 50%

Buyer, 50% Seller; First American Title Pratt will be Title company and closing agent;

Possession: On Closing; **Closing:** On or Before Feb 18th, 2019

Announcements made Day of Sale take precedence over any internet, faxed, digital or printed materials.

John Hamm/Auctioneer



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